039.0	0004	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	762,800	/	762,800
USE VALUE:	762,800	/	762,800
ASSESSED:	762,800	/	762,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		YALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KUMAR PAVAN &
Owner 2:	PIGNATTA DANIELA
Owner 3:	
Street 1:	18 YALE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AMORIN NANCY S/TRUSTEE -
Owner 2:	CHESTER S STRONG REVOCABLE TR -
Street 1:	18 YALE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1855 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	354,900	900	407,000	762,800
Total Card	0.165	354,900	900	407,000	762,800
Total Parcel	0.165	354,900	900	407,000	762,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.24 | /Parcel: 411.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
25966			09/16/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 039.0-0004-0008.0

!3217!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,200	900	7,200.	407,000	687,100	687,100	Year End Roll	12/18/2019
2019	101	FV	235,200	900	7,200.	368,900	605,000	605,000	Year End Roll	1/3/2019
2018	101	FV	235,200	900	7,200.	349,800	585,900	585,900	Year End Roll	12/20/2017
2017	101	FV	235,200	900	7,200.	305,300	541,400	541,400	Year End Roll	1/3/2017
2016	101	FV	235,200	900	7,200.	260,800	496,900	496,900	Year End	1/4/2016
2015	101	FV	221,200	900	7,200.	241,700	463,800	463,800	Year End Roll	12/11/2014
2014	101	FV	221,200	900	7,200.	200,300	422,400	422,400	Year End Roll	12/16/2013
2013	101	FV	212,700	900	7,200.	190,800	404,400	404,400		12/13/2012

PRINT

Date	Time
12/10/20	18:31:28

LAST REV

Date	Time
09/21/20	15:09:55
danam	

USER DEFINED

Prior Id # 1:	25966
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3217

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AMORIN NANCY S/	59180-396		5/29/2012		445,000	No	No		
STRONG CHESTER	57230-271		8/1/2011	Convenience	1	No	No		
	8327-579		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2019	385	Addition	97,300	O				
3/20/2019	357	Alterati	3,400	C				
6/12/2012	738	Redo Kit	30,200					& 2 BATHS
1/3/2006	1	Siding	8,185					vinyl

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2020	Measured	DGM	D Mann
10/31/2018	Meas/Inspect	HS	Hanne S
6/12/2013	Info Fm Prmt	BR	B Rossignol
8/29/2012	MLS	EMK	Ellen K
7/19/2012	Info Fm Prmt	BR	B Rossignol
3/30/2009	Meas/Inspect	189	PATRIOT
3/14/2007	External Ins	BR	B Rossignol
4/13/2000	Inspected	276	PATRIOT
2/17/2000	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	64.	0.88	3									407,038						407,000	

Total AC/HA:	0.16529	Total SF/SM:	7200	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	407,038	Spl Credit		Total:	407,000

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

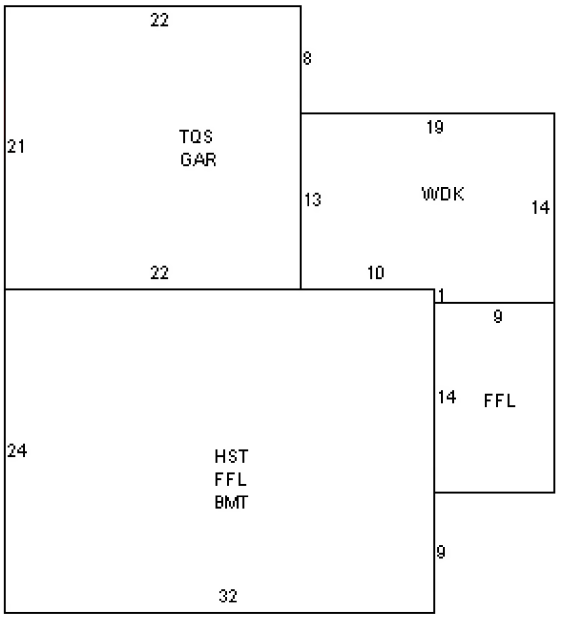
BSMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2				HB		

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	4 - Carpet	20 %	
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.29635262
Const Adj.:	1.03950000
Adj $ / SQ:	141.494
Other Features:	116651
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397903
Depreciation:	42974
Depreciated Total:	354930

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	141.49
Special Features:	0	Val/Su Net:	114.08
Final Total:	354900	Val/Su SzAd	218.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	894	141.490	126,495
BMT	Basement	768	50.730	38,957
GAR	Garage	462	21.220	9,802
HST	Half Story	384	141.490	54,334
TQS	3/4 Story	347	141.490	49,028
WDK	Deck	256	10.300	2,636

Net Sketched Area: 3,111 | Total: 281,252

Size Ad 1624.5 | Gross Are 3610 | FinArea 1855

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

039.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	12X12	A	AV	1994	7.39	T	20	101			900			900

More: N | Total Yard Items: 900 | Total Special Featues: | Total: 900

IMAGE

AssessPro Patriot Properties, Inc